
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	160 North Carolina Ave SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 24, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-578	<input type="checkbox"/> New Construction
Staff Reviewer:	Sarah VanLandingham	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

The Thomas Jefferson Institute for the Study of World Politics, with drawings prepared by architect Eric Petersen, seeks concept review for expanding the attic of a rowhouse in the Capitol Hill Historic District.

Property Description

Built in 1915, the subject property contains a two-story brick flat-front building with a mansard roof. It is located mid-block between similarly sized rowhouses. The house consists of a main block and rear ell with a small court.

Proposal

The proposal calls for raising the attic level of the house to allow for livable space on the third floor. The addition will spring off the existing roof at the mansard ridge increasing the height of the roof a maximum of 5'. This expanded attic space will extend back 36' and will open onto a rear roof deck. The new rear façade on the top floor will be clad in fiber cement board lap siding and will feature double-hung windows and sliding doors out to the deck. The foot print of the house will remain the same.

Evaluation

This is a modest addition that does not change the footprint of the building or its appearance from the street. Demolition is largely limited to the roof structure. The Board has previously found similar projects at 640 Lexington Place (HPA #14-218), 642 Lexington Place NE (HPA #15-353) and 633 E Street NE (HPA #06-279) and found them to be compatible. The detailing of how the roof will intersect with the existing ridge without resulting in obvious new flashing wrapping over it will need to be worked out as the plans progress.

Recommendation

The HPO recommends the Board find the concept to be compatible with the Capitol Hill Historic District and delegate final approval to staff.